



2015

Tucson-Pima County Historical Commission
Plans Review Subcommittee

LEGAL ACTION REPORT

Thursday, September 24, 2015,
4th Floor Conference Room, Joel D. Valdez Main Library,
101 N. Stone, Tucson, Arizona 85701

1. Call to Order / Roll Call:

Meeting called to session at 1:01 PM

Commissioners: Terry Majewski (Chair), Sharon Chadwick, Jim Sauer, Helen Erickson, Arthur Stables

Staff: Michael Taku, Glenn Moyer, Alexandra Hines (PDSD), Jonathan Mabry, Jennifer Levstik (OIP)

2. Approval of Legal Action Report and Summary of Minutes of 9-10-15

Motion by Commissioner Stables to approve the Legal Action Report and Summary of Minutes of 9-10-15. Motion seconded by Commissioner Sauer.

Motion passed. Vote 5-0.

3. Historic Landmark Sign Review Cases:

- a. Treatment Plan: Cultural/Historical/Design Guidelines for Historic Landmark Sign - Staff presentation, information, discussion, questions, and answers with Subcommittee members as part of the formal review process regarding current and future cases for HLS designation.

Staff Mabry presented the eligibility and criteria for historic structures. Staff Mabry noted that 8-9 signs have had no problem attaining HLS designation based on character defining features. Additionally, if exceptions are made, it will potentially dilute effectiveness of the ordinance.

Commissioner Erickson asked how use plays a part. Staff Mabry stated that adaptive reuse is the lifeline for preservation of historic structures.

Commissioner Chadwick asked staff's thoughts on the landscape of signs. Staff Mabry said the concentration of signs is important, still, a sign has value in another location, because the ordinance does not address the streetscape context.

Staff Moyer presented the historic landmark sign ordinance noting that no matter the owner's use, the sign should be consistent with the historic characteristics.

Staff Mabry asked if the sign could be modified in place. Staff Moyer stated the sign is nonconforming, where reasonable repair and change of copy is permitted, but neon work is beyond the scope without getting the HLS designation.

Commissioner Erickson asked the applicant for Cascade Laundry, Carlos Lozano, how the proposed sign fulfills the extraordinary aesthetic quality. Mr. Lozano noted that the sign is the only surviving example of a diamond shape, its asymmetric quality in the vertical mounting component, and the sign was used to exemplify a 50s diner in a film.

In reference to the ordinance, Commissioner Sauer questioned how the sign would qualify, because the original text is gone. Mr. Lozano noted that not all text is character defining, for example, the Indian Trading Post.

Mr. Lozano noted that the best thing to do would be to relocate the sign, but the owner does not have the money to do so.

Chair Majewski mentioned that a previous sign was approved without initial knowledge of the historic text.

Refocusing the discussion on the Historic Landmark Sign ordinance, Staff Moyer noted that the diving girl historic landmark sign was approved for a change of use and text change, but the font was maintained. Commissioner Stables mentioned that the text change in the diving girl historic landmark sign was just ten percent of the sign character. Staff Moyer said that Jude Cook worked on the sign and revealed the original colors and fonts with fine grit sanding.

Staff Moyer stated that conditions can be added to the recommendation for approval where the applicant shall incorporate text from historical record and/or found during restoration.

Mr. Lozano mentioned that he can extrapolate what the historic sign looked like, but the owner cannot conform to other copy than their own, so it is reasonable to consider other factors.

Staff Moyer said that many stakeholders and city staff spent time coming to an aesthetic and pleasing language, and approving the Cascade Landry sign would be putting a new face on a nonconforming sign.

4. Courtesy Review Cases

- a. **Stone Avenue Pedestrian Bridge Project and Downtown Links** - Tucson Pima Arts Council - Presentation of the Artwork Design - Discussion/Information

At the request of the applicant, the review was postponed and to be set for a future date.

5. Historic Preservation Zone Review Cases

- a. **HPZ-15-71** - Chassen - Modified Stairway on North Building, Apt A [Pending Zoning Violation] - 203 East 2nd Street (West University)

Staff Taku reported on the West University Historic Zone Advisory Board (WUHZAB) recommendation to approve. The pending violation is for repairing the stairs without an appropriate HPZ review and building permit.

The applicant stated that the repair was done “like for like.”

It was moved by Commissioner Erickson, duly seconded by Commissioner Stables to recommend approval of the proposal as presented with work described on the plans.

Motion carried. Voice Vote 5-0.

6. Current Issues for Information/Discussion:

- a. Minor Reviews

Staff Taku updated Subcommittee on minor reviews conducted.

- b. Appeals

The infill porch case at 600 East Speedway [HPZ-15-61] was one day late in the period to appeal. The property will have to be return to its original configuration within one year.

- c. Zoning Violations

Staff continues to assist on abatement of violations in the Historic Zones. Approximately five window cases in West University have been acted on.

7. Call to the Audience

Staff Levstik reported a meeting held on the window issue with Frank Dillon, Piri Glinsky, and Jennifer Levstik for the language in the Technical Standards.

8. Future Items

More Historic Landmark Signs will come to the T-PCHC PRS for review.

Staff Erickson provided an update of the Broadway Blvd work.

9. Adjournment

Meeting adjourned at 2:25 p.m.